SOLIVITA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Professional Resident Edition

July 21, 2026

An Edited and Illustrated Report

Covering

Community Operations
Financial Management
Governance & Strategic Planning
Infrastructure & Capital Projects
Landscape & Environmental Management
Resident Forum & Public Comments

Prepared from the Official Meeting Transcript

This publication has been editorially organized to improve readability, understanding, and long-term reference while preserving the substance of the Board's discussions, reports, motions, and resident comments.

It is intended as a companion publication to the Association's official Board-approved meeting minutes and should not be considered a substitute for those official records.

Prepared and Edited by

Mark Elliott, MA (Education), BSc (Engineering)

President
British Isles Heritage Club
Solivita, Florida

Former Industrial Engineer • Corporate Trainer • Construction Consultant • Technical Author

---

Published

August 2026

Document Features

- Executive Summary
- Eight Thematic Chapters
- Financial Analysis
- Engineering Summaries
- Infrastructure Reports
- Committee Reports
- Resident Forum
- Board Motions & Votes
- Action Item Register
- Glossary & Acronyms
- List of Figures
- List of Tables
- Comprehensive Alphabetical Index

Purpose

This report has been prepared to provide Solivita residents with a comprehensive, professionally edited account of the July 21, 2026 Board Meeting.

Unlike traditional meeting minutes, this publication organizes the proceedings by subject, allowing readers to understand complex issues—including financial management, engineering projects, governance decisions, and community operations—in their full context.

The document is designed both as a readable narrative and as a permanent historical reference for the continuing transition of Solivita from developer ownership to homeowner governance.

"Good governance depends not only on sound decisions, but also on ensuring that those decisions are clearly understood by the community they serve."

TABLE OF CONTENTS

Solivita Community Association
Board of Directors Meeting
July 21, 2026
Professional Resident Edition

Front Matter

Letter from the Editor i

Executive Summary iii

Meeting at a Glance vii

List of Figures ix

List of Tables x

Abbreviations xi

Glossary xiii

Chapter 1 – Executive Summary 1

Purpose of this Report 2

Meeting Overview 3

Major Board Decisions 5

Financial Highlights 7

Strategic Priorities 9

Chapter 2 – Community Operations & Management 13

Management Report 14

Palm Tree Maintenance Program 16

Gate Modernization 20

RFID Vehicle Access 24

Amenities Integration 28

Operational Priorities 31

Editorial Perspective 34

Chapter 3 – Financial Management & the Amenities Acquisition 37

Financial Overview 38

Revenue and Expenses 40

Investment Income 42

Accounts Receivable 44

The Amenities Acquisition 47

The $13 Million Loan 50

Collection Policy 54

Financial Outlook 59

Chapter 4 – Governance, Leadership & Strategic Planning 63

Governance in Transition 64

Reserve Study 67

Committee Structure 72

Leadership Development 76

Strategic Planning 80

Editorial Perspective 84

Chapter 5 – Landscape & Environmental Management 87

Landscape Operations 88

Understanding Weeds 92

Integrated Pest Management 98

Contract Responsibilities 103

Resident Cooperation 107

Editorial Perspective 111

Chapter 6 – Infrastructure, Capital Projects & the Arts & Crafts Building 115

Engineering Assessment 116

Water Intrusion 120

Alta Engineering Findings 125

Repair Strategy 131

Maintenance Walkway 137

Cost Estimates 143

Project Timeline 146

Editorial Perspective 149

Chapter 7 – Resident Forum, Public Comment & Community Issues ... 153

Governance Issues 154

Gazebo Discussion 157

Alcohol Policy 162

Security Issues 169

Traffic & Drainage 173

Financial Questions 177

Arts & Crafts Questions 180

Editorial Perspective 184

Chapter 8 – Conclusions, Action Items & Appendices 189

Executive Assessment 190

Action Items 194

Board Motions 198

Timeline 201

Key Statistics 203

Strategic Themes 206

Editor's Closing Remarks 209

Chapter 1 – Executive Summary

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Executive Summary

The July 21, 2026 meeting of the Solivita Community Association Board of Directors marked an important transition point following the Association's acquisition of the community's amenities from Taylor Morrison. While routine operational matters occupied much of the meeting, the Board also addressed several significant strategic issues involving financial management, infrastructure, governance, and community operations.

A recurring theme throughout the meeting was the shift from developer ownership to homeowner responsibility. Board members emphasized that the Association is now responsible for managing major community assets, maintaining aging infrastructure, enforcing financial obligations, and assuming legal and operational responsibilities previously handled by the developer.

Several presentations reflected this transition, particularly discussions concerning long-term capital planning, engineering assessments, landscape management, and implementation of new operational policies.

Meeting Highlights

Major Board Actions

During the meeting the Board:

- Approved the June financial reports.
- Adopted a unified collection policy covering both HOA and Club assessments.
- Authorized legal collection actions against multiple delinquent accounts.

- Ratified emergency removal of unsafe gazebos.
- Approved engineering services for repairs to the Arts & Crafts Building.
- Authorized engineering design work for a potential permanent maintenance walkway.

These actions collectively demonstrate the Board's focus on protecting Association assets while establishing consistent operational procedures following the amenities acquisition.

Financial Overview

Financial reports presented to the Board indicated that the Association remains in a favorable financial position.

Highlights included:

- Income tracking above budget.
- Strong home resale activity.
- Interest income exceeding expectations.
- Expenses generally remaining within budget.

The Board also reported continued integration of accounting systems following the purchase of the community amenities.

One area receiving significant attention involved unpaid Club assessments inherited as part of the acquisition.

The Board estimated that outstanding balances exceed **$500,000**, with some accounts remaining unpaid for nearly three years.

To address this issue, the Board adopted a new collection policy providing a 90-day grace period before normal collection procedures—including late fees, interest, suspension of amenity privileges, and legal action—begin.

Community Operations

Management reported steady progress on several operational initiatives.

These included:

- Community-wide palm tree trimming.
- Installation of new RFID gate access technology.
- Replacement of aging gate control equipment.
- Ongoing landscaping improvements.

- Integration of management responsibilities following the amenities acquisition.

Management also introduced the Association's new Assistant Community Manager, reflecting an emphasis on promoting experienced staff from within the organization.

Gate Security

One of the meeting's recurring operational topics involved vehicle gate safety.

The newly installed gate controllers close significantly faster than previous equipment to reduce vehicle tailgating.

Management reported that repeated incidents of residents following vehicles too closely have resulted in damaged gate arms costing approximately **$2,000** each to replace.

Residents were reminded to stop at entrance gates, wait for the gate arm to rise completely, and proceed only after receiving the appropriate signal.

Management emphasized that drivers who tailgate through entrance gates assume responsibility for any resulting vehicle damage.

Long-Term Capital Planning

Considerable attention was devoted to future planning.

The Board reported continued progress on the community-wide Facilities Condition Assessment and Reserve Study.

Professional engineering firms are currently competing to perform a comprehensive evaluation of Association-owned infrastructure.

This study is expected to guide future reserve funding and capital investment decisions over many years.

Landscape Management

Juniper Landscaping provided one of the meeting's most detailed presentations.

Rather than focusing solely on maintenance activities, the presentation explained the biological and environmental factors affecting weed control throughout Florida.

Residents received detailed explanations regarding:

- Broadleaf weeds.
- Grassy weeds.
- Sedges.
- Integrated Pest Management.
- Contract limitations.
- Environmental stewardship.

The presentation emphasized that many weed-related concerns result from natural environmental conditions rather than deficiencies in maintenance practices.

Arts & Crafts Building

The most technically detailed presentation of the meeting concerned the Arts & Crafts Building.

Engineering investigations have identified multiple sources of active water intrusion resulting in:

- Interior water damage.
- Mold growth.
- Deterioration of building materials.
- Structural concerns.

Alta Engineering recommended a comprehensive repair strategy involving:

- Exterior waterproofing.
- Window replacement.
- Interior remediation.
- Improved long-term maintenance access.

The Board approved additional engineering work necessary to prepare final construction documents before competitive bids are sought.

The project represents one of the Association's most significant infrastructure investments following the amenities acquisition.

Resident Participation

The public comment period reflected a broad range of resident interests and concerns.

Topics included:

- Removal of community gazebos.
- Financial impact of new alcohol service policies.
- Dance Club operating costs.
- Community security.
- Speeding within neighborhoods.
- Drainage concerns.
- HOA financial management.
- Planned building repairs.

Several residents expressed appreciation for the detailed engineering presentation regarding the Arts & Crafts Building, suggesting that similar presentations would improve transparency on future capital projects.

Others raised concerns regarding governance, procedural issues, and the financial impact of recent policy changes.

Overall Assessment

The July 21 meeting demonstrated that the Association has entered a new phase of community governance.

With ownership of the amenities now transferred from the developer, the Board's responsibilities have expanded considerably.

Discussion throughout the meeting reflected this change, focusing less on developer coordination and more on long-term stewardship of Association-owned assets.

The Board's priorities appear to center on five principal objectives:

1. Strengthening financial management.
2. Protecting community infrastructure.
3. Improving operational efficiency.
4. Establishing consistent governance policies.
5. Planning for long-term capital investment.

These themes are likely to continue shaping Board discussions as Solivita transitions from developer-controlled operations toward fully homeowner-managed governance.

At a Glance

Category	Key Outcomes
Finance	June financials approved; collection policy expanded to Club assessments.
Operations	RFID rollout progressing; faster gate systems installed; landscaping continues community-wide.
Infrastructure	Engineering work authorized for Arts & Crafts Building repairs and future maintenance access.
Planning	Reserve Study procurement continues with proposals due in early August.
Resident Issues	Gazebo removal, alcohol policy, drainage, speeding, and community security generated significant public comment.
Strategic Direction	Focus shifted toward long-term management of Association-owned assets following the amenities acquisition.

Chapter 2 – Community Operations & Management

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Community Operations & Management

Introduction

The Management Report focused on the day-to-day operation of one of Florida's largest active adult communities and highlighted the challenges of maintaining a community of Solivita's size following the Association's recent acquisition of the amenities from Taylor Morrison.

While many resident concerns naturally focus on individual neighborhoods or isolated maintenance issues, management emphasized that operations must be viewed from a community-wide perspective. Projects involving thousands of homes, miles of roadways,

extensive landscaping, numerous recreational facilities, and multiple gated entrances require careful scheduling, prioritization, and coordination.

Throughout the report, management repeatedly stressed two themes:

- **Patience during large-scale maintenance operations.**
- **Resident cooperation to improve safety and operational efficiency.**

Community Landscape Operations

Palm Tree Maintenance Program

One of the largest ongoing maintenance projects involves the community's palm trees.

Management reported that trimming operations continue throughout Solivita, including Village Drive and the Riviera Pool complex.

While residents often ask when work will reach their neighborhood, management explained that the sheer size of the operation makes immediate completion impossible.

Scale of the Operation

The community currently maintains approximately:

- **9,700 palm trees**

This figure illustrates why palm maintenance is effectively a continuous operation rather than a seasonal project.

By the time crews complete trimming throughout the community, the earliest trees are already approaching the point where another maintenance cycle becomes necessary.

Specialized Equipment

Palm trimming requires different equipment depending upon location.

Large aerial lifts are needed for:

- Main roads
- Open common areas

Smaller lifts are required for:

- Rear property access
- Narrow residential areas

Coordinating this equipment across the community significantly affects scheduling.

Management acknowledged that residents naturally notice work occurring elsewhere before it reaches their own neighborhood but emphasized that every area is included within the maintenance schedule.

Landscape Quality Control

Residents who believe shrubs or landscaping were overlooked are encouraged to notify Juniper Landscaping after the current maintenance cycle is completed.

Management explained that reported areas will be reviewed and corrected where necessary.

This process allows crews to concentrate first on completing community-wide work before returning to isolated problem locations.

Entrance Gate Operations

Modernizing Community Security

One of the most significant operational improvements reported during the meeting involved replacement of the entrance gate equipment.

New gate controllers have been installed throughout the community.

Unlike the previous equipment, the new systems close much more quickly after each authorized vehicle enters.

The objective is straightforward:

> **Reduce vehicle tailgating and improve entrance security.**

The Cost of Tailgating

Management reported that tailgating has become one of the Association's most expensive avoidable operational problems.

Each damaged gate arm now costs approximately:

$2,000

to replace.

Security cameras routinely record incidents in which drivers attempt to follow another vehicle through the gate before the arm closes.

When the gate strikes a vehicle, management receives complaints requesting reimbursement for vehicle damage.

Management made the Association's position clear:

Residents who tailgate assume responsibility for any resulting damage.

A Safety Issue

The problem extends beyond damaged equipment.

Management described several recent incidents illustrating the seriousness of unsafe driving behavior.

These included:

- Vehicles striking gate equipment.
- Damage to nearby infrastructure.
- Drivers accelerating toward security personnel.
- Residents ignoring posted speed limits.

One incident involved a vehicle driving directly toward a staff member who had stopped traffic while verifying identification.

Although no injuries occurred, management used the example to reinforce the importance of slowing down and following established gate procedures.

How the New Gate System Works

The previous gate system detected approaching vehicles while they were still several feet away.

As a result, many drivers became accustomed to rolling through the entrance without stopping.

The new equipment intentionally operates differently.

Drivers must now:

1. Approach slowly.
2. Stop near the gate.
3. Allow the License Plate Recognition (LPR) system to identify the vehicle.
4. Wait until the gate arm rises.
5. Proceed only after receiving a green indication.

Management explained that this operational change significantly reduces opportunities for multiple vehicles to enter using a single authorization.

RFID Vehicle Access

Successful Rollout

Management also provided an update on the new RFID vehicle identification program.

Overall implementation has been successful.

Only isolated problems have been reported.

Most issues involve the Bella Viana entrance, where the location of the RFID reader occasionally affects detection.

A service request has already been submitted to correct the problem.

Special Vehicle Considerations

Some newer vehicles incorporate windshields designed to block radio-frequency signals.

For those vehicles, RFID tags are installed on the headlights instead of the windshield.

Motorcycles also receive headlight-mounted RFID tags.

This flexibility has minimized installation problems.

Appointment System

Residents with appointments continue to receive priority scheduling.

Walk-in residents are accommodated whenever possible but may experience short waiting periods if scheduled appointments are already underway.

Management reported very few complaints during the initial implementation period.

Staffing and Organizational Development

Management introduced the Association's new Assistant Community Manager.

Previously serving as Compliance Officer, she brings extensive knowledge of:

- Community rules.
- Governing documents.
- Daily operations.
- Resident compliance issues.

Management emphasized its commitment to promoting qualified employees from within whenever practical.

This approach preserves institutional knowledge while providing career advancement opportunities for experienced staff.

Amenities Integration

The Association continues integrating the operations acquired from Taylor Morrison.

Because ownership transferred only recently, numerous operational systems remain under review.

Current priorities include:

- Financial integration.
- Operational consistency.
- Department coordination.
- Management reporting.

Weekly leadership meetings are now held every Monday morning to review progress and identify emerging issues before they become larger operational problems.

Operational Priorities

The Management Report reflected several clear priorities.

1. Standardization

Following the amenities acquisition, operational procedures are being standardized under HOA management.

This includes:

- Financial systems.
- Facility management.
- Access control.
- Reporting procedures.

---

2. Safety

Repeated discussion of gate operations demonstrated management's emphasis on resident safety.

Operational improvements are designed not merely to protect equipment but to reduce the likelihood of accidents involving vehicles, pedestrians, and security personnel.

---

3. Asset Protection

Whether discussing landscaping, gate equipment, or community facilities, management consistently emphasized protecting Association assets from unnecessary damage.

Replacing damaged infrastructure diverts funds that could otherwise be invested in community improvements.

---

4. Communication

Management encouraged residents to report concerns through established channels rather than attempting to direct contractors or maintenance crews.

Using supervisors and management staff allows work to be prioritized fairly across the community.

---

5. Continuous Improvement

The report reflected an organization still adapting to expanded responsibilities following the amenities acquisition.

Weekly leadership meetings, new staffing assignments, operational reviews, and equipment upgrades all suggest a management structure focused on continuous improvement rather than simply maintaining existing practices.

Editorial Perspective

Although many of the issues discussed—landscaping schedules, gate procedures, RFID installation, and staffing changes—appear routine, together they illustrate a much broader transition.

For many years, responsibility for many community assets rested with the developer.

Following the amenities acquisition, those responsibilities now belong to the homeowners through their Association.

Consequently, management's responsibilities have expanded from routine community administration to operating an organization responsible for millions of dollars in assets and serving nearly 6,000 households.

The operational changes discussed during this meeting should therefore be viewed not as isolated maintenance activities but as part of a broader effort to build the systems, procedures, and management practices necessary for long-term homeowner governance.

Key Takeaways

Operational Area	Status
Palm Tree Maintenance	Community-wide trimming continues; approximately 9,700 palms require ongoing maintenance.
Landscaping	Residents asked to report missed areas after completion of maintenance cycles.
Gate Security	New gate controllers installed to reduce tailgating and equipment damage.
RFID System	Rollout largely successful; minor adjustments underway at Bella Viana.

Staffing	Assistant Community Manager appointed through internal promotion.
Amenities Integration	Weekly leadership meetings continue to coordinate post-acquisition operations.
Primary Management Focus	Safety, standardization, asset protection, and operational efficiency.

Chapter 3 – Financial Management & the Amenities Acquisition

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Financial Management in a New Era

Introduction

The financial report presented at the July 21, 2026 Board Meeting reflected one of the most significant changes in Solivita's history—the transition from developer-owned amenities to homeowner ownership.

With the acquisition of the community's amenities now complete, the Association is no longer simply managing homeowner assessments and common areas. It has assumed responsibility for a substantial portfolio of recreational facilities, buildings, restaurants, infrastructure, and associated financial obligations.

The Finance Committee's report therefore focused on two equally important objectives:

- Maintaining the Association's current financial health.
- Successfully integrating the financial operations associated with the amenities acquisition.

The Board emphasized that the transition is not simply an accounting exercise; it represents the beginning of long-term stewardship of assets valued in the tens of millions of dollars.

June Financial Performance

Revenue

The Finance Committee reported that operating revenues for June were generally in line with budget expectations.

More importantly, year-to-date performance remained favorable, indicating that the Association continues to perform better than originally forecast.

One of the strongest contributors to this performance has been continued residential resale activity.

Home Resales

Home sales within Solivita remained stronger than anticipated during the first half of 2026.

Transfer fees associated with these sales generated approximately:

$28,000 in favorable revenue during June alone.

Although resale activity naturally fluctuates with market conditions, it has provided a welcome source of additional operating income during the current fiscal year.

Interest Income

Higher interest rates have also benefited the Association.

During the first six months of 2026, investment earnings totaled approximately:

Account	Interest Earned
Operating Accounts	**$19,000**
Reserve Accounts	**$47,000**
Total	**Approximately $66,000**

These earnings strengthen both day-to-day operating cash flow and long-term reserve funding without increasing homeowner assessments.

Expenses

Operating expenses during June remained generally consistent with the approved budget.

The Finance Committee reported no significant budget overruns requiring immediate Board action.

While individual expenditure categories naturally fluctuate from month to month, overall spending remains under control.

Accounts Receivable

The Board reported that outstanding HOA assessments currently total approximately:

$448,000

An allowance for doubtful accounts of approximately:

$85,000

has already been established to recognize the possibility that some delinquent accounts may ultimately prove uncollectible.

Although receivables remain substantial, the Board did not indicate that current cash flow is being adversely affected.

The Amenities Acquisition

A Historic Transition

One of the most significant milestones discussed during the meeting was the completion of the purchase of the community's amenities from Taylor Morrison.

The transaction officially closed on:

June 26, 2026

and was formally recorded several days later.

Because numerous parcels required surveys and revised legal descriptions before ownership could be transferred, county property records had not yet fully reflected the ownership changes at the time of the meeting.

Financial Integration

Acquiring the amenities represents only the beginning of the transition.

The Association must now integrate an entirely new group of assets and liabilities into its accounting system.

This process includes:

- Establishing beginning asset values.
- Recording liabilities.
- Creating new operating accounts.
- Developing reserve schedules.
- Reconciling historical financial records.

Management reported that these activities remain underway.

The $13 Million Loan

To finance the acquisition, the Association obtained a loan totaling:

$13 million

At the time of the meeting:

- Three loan payments had already been made.
- Initial payments were processed through the HOA operating accounts.
- Future payments will be made through the amenities operating accounts now administered by Castle Group.

The Board did not express concern regarding the Association's ability to service the debt.

Instead, discussion focused on properly allocating loan proceeds and accurately recording the acquired assets within the financial statements.

Club Assessment Receivables

Perhaps the most significant financial issue discussed involved unpaid Club assessments.

As part of the acquisition, the Association inherited responsibility for collecting outstanding balances previously owed to Taylor Morrison.

The Treasurer estimated that these receivables exceed:

$500,000

Some homeowners have reportedly made no Club assessment payments since management transferred to Castle Group nearly three years earlier.

Why This Matters

The Board emphasized that every homeowner purchasing property within Solivita agreed to pay both:

- HOA Assessments
- Club Assessments

Historically, collection efforts had been relatively lenient.

Following the amenities acquisition, however, unpaid assessments directly affect homeowner-owned facilities and therefore cannot be ignored indefinitely.

Board members argued that continued leniency would effectively require residents who pay on time to subsidize those who do not.

New Collection Policy

To address the growing receivable balance, the Board adopted a revised collection policy.

The policy establishes a:

90-day grace period

during which delinquent homeowners may:

- Pay outstanding balances in full, or
- Enter into approved payment agreements.

Beginning:

October 1, 2026

the Association will begin applying its standard collection procedures.

Enforcement Measures

Homeowners remaining delinquent after the grace period become subject to the same enforcement procedures already used for HOA assessments.

These include:

- Late fees
- Interest charges
- Collection activity
- Legal action where appropriate

In addition, homeowners more than 90 days delinquent may lose access to Association amenities.

Suspension may include:

- Swimming pools
- Fitness centers
- Club meeting rooms
- Recreational facilities
- Gate access privileges where authorized

Florida law also permits suspension of privileges for tenants, guests, and invitees associated with delinquent properties.

Equity Among Homeowners

Although collection policies often generate controversy, the Board framed the issue primarily as one of fairness.

Residents who consistently meet their financial obligations should not bear additional costs because others choose not to pay.

The Board therefore characterized the revised policy as an effort to ensure equitable treatment across the community rather than simply increasing collection activity.

Governance Implications

The expanded collection policy also reflects a broader governance change.

Prior to the amenities acquisition, unpaid Club assessments primarily affected developer-owned facilities.

Following the acquisition, those same unpaid assessments now directly reduce resources available to homeowner-owned assets.

Consequently, effective collections have become an important component of protecting Association finances.

Financial Strengths

The Finance Committee's report revealed several encouraging indicators.

Positive Indicators

- Operating revenues remain favorable.
- Home resale activity continues to outperform expectations.
- Investment income has increased significantly.
- Expenses remain under budget.
- Financial integration is progressing according to plan.

These factors suggest that the Association entered the post-acquisition period from a position of relative financial stability.

Financial Risks

The report also identified several challenges requiring continued attention.

Ongoing Risks

- Outstanding Club assessment receivables.
- Integration of newly acquired assets.
- Accurate reserve funding for acquired facilities.

- Long-term management of acquisition debt.
- Future capital expenditures for aging infrastructure.

The Board acknowledged these issues while expressing confidence that current financial planning is addressing them appropriately.

Editorial Perspective

The Finance Committee's report illustrates the difference between managing a homeowners' association and operating what has effectively become a mid-sized municipal organization.

Following the amenities acquisition, the Association now manages:

- Multi-million-dollar facilities.
- Significant capital infrastructure.
- Long-term debt.
- Expanded reserve obligations.
- Multiple operating funds.
- New sources of operational risk.

As a result, financial reporting is becoming increasingly sophisticated.

Discussions that once focused primarily on annual operating budgets now include capital asset management, debt financing, reserve studies, engineering evaluations, and long-term investment planning.

For homeowners, this represents a fundamental shift in the Association's responsibilities.

Key Financial Decisions

Board Action	Outcome
June Financial Reports	Approved
Amenities Acquisition Accounting	Integration continues
$13 Million Loan	Payments current
Club Assessment Collections	New collection policy adopted

Grace Period	90 days
Enforcement Begins	October 1, 2026
Delinquent Accounts	Subject to normal HOA collection procedures

---

Looking Ahead

The next several months will be critical as the Association completes financial integration of the amenities acquisition.

Key milestones include:

- Completion of opening asset balances.
- Continued loan servicing.
- Collection of outstanding Club assessments.
- Results of the Facilities Condition Assessment and Reserve Study.
- Development of long-term capital funding strategies.

Together, these initiatives will help determine the Association's financial direction for many years to come.

Chapter 4 – Governance, Leadership & Strategic Planning

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Governance in Transition

Introduction

The July 21 Board Meeting illustrated that Solivita's governance is evolving rapidly following the Association's acquisition of the community amenities.

Historically, many strategic decisions affecting the community were influenced or controlled by Taylor Morrison as developer. Following the June 2026 acquisition, responsibility has shifted decisively to the elected Board of Directors.

This transition brings new responsibilities that extend well beyond traditional homeowners' association governance. The Board is now responsible for managing major capital assets, establishing operational policies, overseeing engineering projects, and making financial decisions affecting facilities valued in the millions of dollars.

Throughout the meeting, governance discussions reflected an organization adapting to these expanded responsibilities while seeking to establish systems that will support homeowner management well into the future.

The Board's Evolving Role

Several themes emerged during the meeting that demonstrate how the Board's responsibilities have broadened.

The Board is now expected to:

- Act as steward of Association-owned assets.
- Make long-term capital investment decisions.
- Balance resident expectations with financial realities.
- Oversee increasingly complex operational departments.
- Ensure compliance with Florida statutes and governing documents.
- Develop policies appropriate for a mature homeowner-controlled community.

These responsibilities require a governance approach more comparable to that of a small municipality than a traditional homeowners' association.

Strategic Planning Through Professional Assessment

Facilities Condition Assessment

One of the most significant governance initiatives discussed during the meeting was the ongoing Facilities Condition Assessment and Reserve Study.

Rather than relying solely on historical maintenance practices, the Board has elected to commission an independent professional assessment of Association-owned facilities.

The purpose is to establish a data-driven understanding of:

- Current asset condition.
- Remaining useful life.
- Future maintenance requirements.
- Replacement costs.
- Long-term reserve funding needs.

This initiative represents a shift toward evidence-based capital planning.

Procurement Process

The Board reported that the Request for Proposal (RFP) process remains on schedule.

Key milestones included:

Milestone	Status
Site tour for bidders	Completed
Questions from bidders	Received and answered
Final proposal deadline	August 4, 2026

Following receipt of proposals, the Board will evaluate competing engineering firms before selecting the consultant responsible for preparing the reserve study.

Why Reserve Studies Matter

Reserve studies frequently receive little public attention because they involve planning decades into the future rather than solving immediate problems.

However, the acquisition of the amenities has significantly increased their importance.

The Association must now establish long-term funding plans for assets including:

- Clubhouses
- Swimming pools
- Fitness centers
- Recreational facilities
- Roads
- Parking areas
- Mechanical systems
- Building exteriors
- Structural components

Without accurate reserve planning, future Boards risk either underfunding maintenance or imposing unexpected special assessments.

Weekly Leadership Meetings

Management reported that senior leadership now meets every Monday morning.

These meetings are intended to:

- Review integration progress.
- Identify operational issues.
- Coordinate departmental activities.
- Resolve emerging problems before they become significant.

Although not highly visible to residents, these meetings represent an important governance mechanism.

They demonstrate a move toward proactive management rather than reactive administration.

Internal Leadership Development

The promotion of the former Compliance Officer to Assistant Community Manager also reflects an important governance philosophy.

Rather than recruiting externally, management chose to promote an individual already familiar with:

- Community rules.
- Governing documents.

- Resident expectations.
- Daily operations.

Internal promotion preserves institutional knowledge while reducing the learning curve associated with leadership transitions.

Board Communication

Several Board members emphasized the importance of communicating directly with residents regarding complex issues.

Examples included:

- Detailed engineering presentations.
- Landscape education.
- Financial explanations.
- Public discussion of operational changes.

This represents an evolution away from brief meeting summaries toward more comprehensive public reporting.

One resident specifically praised the Board's detailed presentation regarding the Arts & Crafts Building, suggesting that similar presentations improve transparency and accountability.

Committee System

The meeting demonstrated the increasingly important role played by Board committees.

Committee reports covered:

- Finance
- Security
- Infrastructure and Maintenance
- Landscape Management
- Amenities Integration
- Reserve Study Procurement

Rather than merely advising the Board, committees are now conducting detailed investigations, reviewing engineering reports, evaluating vendor proposals, and developing recommendations that form the basis for Board decisions.

Decision-Making Philosophy

Several governance characteristics became apparent throughout the meeting.

Reliance on Professional Expertise

Rather than relying solely upon volunteer experience, the Board repeatedly referenced recommendations from:

- Engineers
- Landscape professionals
- Financial specialists
- Attorneys
- Licensed contractors

This approach reduces risk while improving the quality of Board decision-making.

Long-Term Thinking

Many discussions extended well beyond immediate maintenance concerns.

Examples include:

- Reserve funding.
- Permanent maintenance access.
- Improved building materials.
- Long-term landscaping strategies.
- Future operating procedures.

These discussions indicate increasing emphasis on life-cycle management rather than short-term repairs.

Documentation

The Board consistently referenced:

- Engineering reports.
- Financial analyses.
- Legal opinions.
- Committee recommendations.
- Florida statutes.

Maintaining thorough documentation strengthens decision-making while providing transparency should future questions arise.

Governance Challenges

Despite considerable progress, the meeting also highlighted several governance challenges.

These include:

Managing Expectations

Residents naturally focus on issues affecting their own neighborhoods.

The Board must instead allocate resources across the entire community.

Balancing local concerns against community-wide priorities remains one of the Board's most difficult responsibilities.

Transparency

Residents increasingly expect detailed explanations for major expenditures and policy decisions.

The Board responded by providing unusually detailed presentations, particularly regarding engineering matters.

Maintaining this level of transparency will likely remain important as additional infrastructure projects emerge.

Financial Stewardship

Every significant governance decision now carries greater financial consequences than in previous years.

The Board must balance:

- Debt obligations.
- Reserve funding.
- Operational costs.
- Capital improvements.
- Resident affordability.

These competing priorities require careful financial discipline.

Community Engagement

Public comments demonstrated that residents are highly engaged in community governance.

Topics raised during the meeting included:

- Infrastructure.
- Financial management.
- Security.
- Alcohol policies.
- Common area maintenance.
- Governance procedures.

While differing opinions are inevitable, continued resident participation remains an important component of effective homeowner governance.

The Transition from Developer to Homeowner Governance

Perhaps the most significant governance issue discussed during the meeting was not stated explicitly.

Nearly every report reflected the consequences of one fundamental change:

The community now owns itself.

This seemingly simple fact changes the context of every Board decision.

Questions that were once directed toward the developer must now be answered by elected homeowner representatives.

Similarly, maintenance decisions, financial planning, reserve funding, engineering projects, and operational policies now become the direct responsibility of the Association.

The July 21 meeting illustrates that the Board is actively developing the governance structures necessary to manage those responsibilities effectively.

Editorial Perspective

Governance is often measured not by routine decisions but by how an organization prepares for future challenges.

The Board's actions during this meeting suggest a deliberate effort to replace informal practices with structured governance supported by:

- Independent professional advice.
- Engineering analysis.
- Long-term financial planning.
- Formal committee review.
- Transparent public reporting.

Whether discussing landscaping, reserve funding, infrastructure repairs, or operational procedures, the underlying theme remained consistent:

Make decisions that protect the long-term interests of the community rather than simply solving today's problems.

Governance Highlights

Area	Progress
Reserve Study	Procurement process on schedule
Committee Structure	Active and increasingly specialized
Leadership	Weekly coordination meetings established
Staffing	Internal promotion strengthens management continuity
Decision Making	Increasing reliance on professional advice
Transparency	Expanded public presentations and detailed reporting
Strategic Focus	Long-term stewardship of Association-owned assets

Looking Ahead

As Solivita continues its transition to homeowner-controlled governance, future Board meetings are likely to focus increasingly on:

- Completion of the Reserve Study.
- Long-term capital budgeting.
- Infrastructure renewal.
- Operational performance measurement.
- Financial sustainability.
- Resident engagement and communication.

These initiatives will establish the governance framework that guides the Association for years to come.

Chapter 5 – Landscape & Environmental Management

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Landscape & Environmental Management

Introduction

Landscape maintenance is among the most visible services provided by the Solivita Community Association. Every homeowner experiences it, every neighborhood depends upon it, and it is frequently the subject of resident questions and Board discussion.

Recognizing this, the Board devoted a substantial portion of the July 21 meeting to a presentation by representatives of **Juniper Landscaping**, the Association's landscape contractor.

Rather than simply reporting on routine maintenance activities, Juniper sought to explain the science behind Florida landscape management, clarify what services are—and are

not—included in the Association's contract, and address common misconceptions regarding weed control.

The presentation reflected an important shift in communication. Instead of responding to individual complaints, the Board attempted to educate residents about the practical realities of maintaining one of Florida's largest active-adult communities.

Maintaining a Community at Scale

Although individual homeowners naturally focus on the condition of their own property, landscape management within Solivita is conducted on an entirely different scale.

The community includes:

- Nearly **9,700 palm trees**
- Hundreds of acres of turfgrass
- Miles of landscaped roadways
- Common areas
- Recreation facilities
- Thousands of shrubs and ornamental plantings

Every maintenance decision must therefore balance:

- Budget
- Environmental regulations
- Plant health
- Labor availability
- Seasonal weather
- Resident expectations

As the Board observed earlier in the meeting, landscaping is a continuous operation rather than a project with a clearly defined end.

Understanding What Constitutes a Weed

Juniper began by defining a weed in simple terms:

> **A weed is any plant growing where it is not wanted.**

The definition emphasizes that a plant is not inherently undesirable.

A flowering shrub planted in the wrong location becomes a weed just as readily as an invasive grass.

This distinction is important because successful weed management depends upon correctly identifying the plant before selecting an appropriate treatment.

Three Categories of Weeds

Juniper explained that weeds encountered within Solivita generally fall into three broad categories:

1. Broadleaf Weeds

Examples include:

- Dollarweed
- Clover (Oxalis)
- Hawksbeard
- Chamberbitter
- Spurge

These species are generally the easiest to control because selective herbicides are available that target broadleaf plants without damaging most turfgrass.

---

2. Grassy Weeds

Examples include:

- Crabgrass
- Goose grass
- Carpet grass
- Basket grass
- Torpedo grass

These present a much greater challenge.

Because they are themselves grasses, they closely resemble the desirable turf surrounding them.

Florida currently has very few products capable of eliminating these weeds without also damaging the lawn.

---

3. Sedges

Sedges are often mistaken for grasses but belong to an entirely different plant family.

Unlike most weeds, sedges spread aggressively through underground tubers and rhizomes.

They thrive in:

- Poorly drained soils
- Standing moisture
- Areas receiving frequent irrigation

Complete eradication is rarely possible.

Instead, landscape professionals focus on suppression.

Why Some Weeds Return

One of the most valuable portions of the presentation involved explaining why weeds frequently reappear after treatment.

Many residents understandably assume that weeds returning after spraying indicate ineffective maintenance.

Juniper explained that this is not necessarily the case.

The Weed Seed Bank

Every lawn contains thousands of dormant weed seeds beneath the soil surface.

Landscape professionals refer to this reservoir as the **weed seed bank**.

These seeds may remain dormant for extended periods until environmental conditions become favorable.

Rainfall, soil temperature, sunlight, and seasonal weather changes all influence germination.

Consequently, newly emerging weeds often have no connection to those previously treated.

Rather, they represent an entirely new generation of plants.

Florida's Climate

Florida's subtropical climate further complicates weed control.

Unlike northern states that experience prolonged winter dormancy, Florida often experiences multiple growing cycles each year.

Changing weather conditions continually stimulate new weed growth.

This creates what Juniper described as an ongoing "seesaw battle" between weed growth and weed control.

Dollarweed: A Case Study

Juniper devoted particular attention to **Dollarweed**, one of the most frequently reported weeds within the community.

Dollarweed is an aquatic plant that flourishes wherever excessive moisture exists.

Importantly, what appears to be dozens of separate plants is often a single interconnected organism spreading beneath the soil.

Treating the visible leaves alone does not necessarily eliminate the underground plant structure.

As rainfall returns, new leaves emerge.

For this reason, repeated treatment is often necessary.

Dollarweed is therefore best understood as a symptom of favorable growing conditions rather than simply a maintenance failure.

Integrated Pest Management (IPM)

The Association's landscape contract utilizes **Integrated Pest Management (IPM)**.

Rather than relying on routine blanket spraying, IPM combines:

- Monitoring
- Inspection
- Spot treatment
- Cultural practices
- Environmental stewardship

Chemicals are applied only where needed.

This approach seeks to balance landscape quality with responsible environmental management.

More Than Weed Control

Juniper emphasized that monthly inspections involve much more than identifying weeds.

Technicians also monitor:

- Insect infestations
- Turf diseases
- Fungal activity
- General plant health

This broader approach allows emerging problems to be addressed before widespread damage occurs.

Pre-Emergent Herbicides

One community-wide application of pre-emergent herbicide is performed each year.

Unlike products that kill existing weeds, pre-emergent herbicides help prevent certain weed seeds from germinating.

The application is intentionally scheduled during Florida's winter months, when weather fluctuations encourage repeated germination events.

Although pre-emergent treatments significantly reduce future weed populations, they cannot prevent every seed from sprouting.

Contract Responsibilities

Perhaps the most important clarification involved the Association's landscape contract.

Residents often assume that every visible weed falls within Juniper's maintenance responsibilities.

The presentation explained that this is not the case.

Included

Routine management of:

- Broadleaf weeds

Not Routinely Included

Routine control of:

- Sedges
- Grassy weeds

The reason is largely technical rather than financial.

For many grassy weeds, no legal selective herbicide exists that can eliminate the weed without damaging the surrounding turf.

Accordingly, these weeds are excluded from routine treatment under the current maintenance contract.

Manual Weed Removal

Several residents had suggested that landscape crews manually remove weeds throughout the community.

The Board addressed this issue directly.

While hand-pulling remains appropriate in limited situations, performing this work community-wide would require a dramatic increase in staffing.

The financial implications would be substantial.

Board members stated plainly that such an approach is neither practical nor affordable.

Instead, the contract permits Juniper to choose between:

- Mechanical removal
- Chemical treatment

depending upon the circumstances.

Lawn Replacement

Juniper also discussed situations where lawns deteriorate beyond recovery.

Complete renovation involves considerably more than laying new sod.

Typical restoration requires:

1. Removal of existing turf.
2. Herbicide treatment.
3. Waiting for surviving weeds to emerge.
4. Additional herbicide applications.
5. Further observation.
6. Installation of replacement sod.

This process may require several weeks before new turf can be installed successfully.

Because of both cost and time, complete lawn replacement is reserved for properties where no practical alternative remains.

Respect for Landscape Workers

Landscape management was also discussed from a human perspective.

Earlier in the meeting, Board members expressed concern regarding reports of residents confronting or criticizing landscape crews while they were resting briefly during periods of extreme heat.

Workers routinely perform physically demanding labor under Florida summer conditions, often in temperatures exceeding 90°F with heat indices above 100°F.

The Board reminded residents that:

- Contractors receive work assignments from supervisors.
- Individual workers are not authorized to accept instructions from homeowners.
- Questions regarding landscape work should be directed to management rather than field personnel.

The Board also stated unequivocally that threats or abuse directed toward landscape employees would not be tolerated.

Resident Cooperation

Management encouraged residents to assist landscape operations by:

- Reporting concerns through official channels.

- Allowing maintenance schedules to proceed uninterrupted.
- Avoiding direct interference with work crews.
- Recognizing that large-scale operations require patience.

Residents were also thanked for gestures of kindness, including providing bottled water and refreshments to crews during periods of extreme heat.

Editorial Perspective

The landscape presentation represented one of the meeting's most effective educational efforts.

Rather than simply defending maintenance practices, Juniper explained the biological, contractual, and environmental realities that shape landscape management in Central Florida.

Many resident complaints arise from understandable expectations that visible weeds should disappear quickly.

The presentation demonstrated why this expectation is not always achievable.

Weather, plant biology, environmental regulation, and available herbicides all influence outcomes.

The Board's decision to devote significant meeting time to this topic reflects recognition that effective communication can be just as important as maintenance itself.

By understanding *why* certain weeds behave as they do, residents are better equipped to evaluate landscape conditions realistically and appreciate the complexity of maintaining a community on Solivita's scale.

Key Takeaways

Topic	Summary
Landscape Scale	Nearly 9,700 palm trees and extensive common areas require continuous maintenance.
Weed Types	Broadleaf weeds, grassy weeds, and sedges require different management approaches.
Dollarweed	Thrives in moist conditions and often requires repeated treatment.

Integrated Pest Management	Emphasizes monitoring, spot treatment, and environmental stewardship.
Contract Scope	Broadleaf weed control included; routine sedge and grassy weed control generally excluded.
Lawn Replacement	Reserved for severe cases due to time and cost.
Resident Role	Report concerns through management channels and avoid directing field crews.
Board Message	Landscape management is a long-term, science-based process rather than an immediate cosmetic service.

Chapter 6 – Infrastructure, Capital Projects & the Arts & Crafts Building

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Protecting Community Assets

Introduction

While many agenda items addressed routine operations, the Board devoted the most detailed technical discussion of the meeting to the condition of the **Arts & Crafts Building**.

The presentation represented more than a discussion of building maintenance. It illustrated the Board's approach to infrastructure management in the post-acquisition era: relying on engineering analysis, long-term planning, and life-cycle cost evaluation rather than temporary repairs.

The building, now owned by the Association following the amenities acquisition, has become one of the first major capital projects requiring comprehensive rehabilitation.

Why the Building Matters

The Arts & Crafts Building is more than a recreational facility. It serves as one of Solivita's primary community activity centers and supports numerous clubs and resident programs.

Its temporary closure has affected many residents, making restoration a high priority.

The Board emphasized that reopening the building safely—not simply reopening it quickly—is the primary objective.

The Current Condition

A Building Closed for Safety

Committee members explained that the building remains closed because of active water intrusion and the resulting deterioration of interior building components.

Once access became available following the transfer of ownership, members of the Infrastructure and Maintenance Committee were able to inspect areas that had previously been inaccessible.

Photographs presented during the meeting showed:

- Extensive water staining.
- Damaged drywall.
- Deteriorated finishes.
- Mold growth.
- Standing water in electrical floor boxes.

The committee stressed that these conditions represent structural and environmental concerns rather than cosmetic defects.

Understanding Water Intrusion

One of the most important points made during the presentation was that the visible damage inside the building is merely the symptom.

The true problem lies within the building envelope.

Every significant rainfall allows water to penetrate portions of the exterior walls before migrating through the structure.

By the time water becomes visible indoors, it has already traveled through masonry, insulation, framing, and wall cavities.

The committee repeatedly emphasized:

> **The source of the leak must be eliminated before interior repairs begin.**

Findings from Alta Engineering

Prior to the HOA's acquisition of the amenities, Taylor Morrison retained **Alta Engineering** to investigate the building.

Their professional assessment identified several significant failures.

Exterior Waterproofing Failure

The decorative stone band surrounding portions of the building was installed without an effective waterproof membrane behind it.

As rainwater penetrates the stonework, it reaches the concrete block walls behind the veneer.

Without proper waterproofing, moisture migrates into the building interior.

Failed Sealants

Windows and doors have also experienced deterioration of their perimeter sealants.

These failures allow additional water penetration during heavy rain, particularly when driven by wind.

Window Deterioration

Several window assemblies exhibit deterioration of their wooden framing components.

Although aluminum cladding remains in generally acceptable condition, moisture has damaged the underlying wood.

This deterioration increases both maintenance requirements and the likelihood of future leaks.

Mold Growth

Engineering investigations confirmed microbial growth on the reverse side of interior drywall.

Because mold is concealed within wall cavities, visible interior finishes alone cannot accurately indicate the extent of contamination.

This finding explains why the building remains closed despite appearing relatively intact from the outside.

Electrical Concerns

Water intrusion has also reached electrical floor boxes located near affected walls.

Although no electrical failures were reported, standing water in electrical systems presents obvious safety concerns and further supports the decision to keep the building closed until repairs are completed.

Repair Philosophy

Alta Engineering recommended addressing the building as an integrated system.

The committee stressed that isolated repairs would likely fail because they would not address the underlying causes of water intrusion.

Instead, repairs should proceed in four coordinated phases.

Phase One — Exterior Envelope Repair

The first priority is preventing water from entering the building.

Recommended work includes:

- Removing the decorative stone veneer.
- Installing modern waterproof membranes.
- Adding drainage systems.
- Installing weep mechanisms.
- Reinstalling the exterior stone.

Only after the building envelope has been properly sealed can permanent interior repairs begin.

Phase Two — Windows & Doors

The committee recommended replacing deteriorated windows and certain door assemblies.

Several design improvements were discussed.

These include:

Fixed Window Assemblies

Upper-level atrium doors currently serve little practical purpose.

Because these doors are seldom, if ever, used, they represent unnecessary opportunities for water penetration.

Replacing them with permanently sealed window systems would reduce future maintenance while improving weather resistance.

Non-Wood Materials

The committee also questioned whether wood-framed assemblies remain appropriate for Florida's climate.

Alternative materials requiring less maintenance and offering greater moisture resistance will be evaluated.

Hurricane Resistance

Board members also discussed the possibility of upgrading replacement windows to impact-resistant assemblies.

Although final specifications have not yet been determined, the committee expressed interest in improving the building's hurricane resilience while repairs are underway.

Phase Three — Interior Restoration

Only after exterior leaks have been eliminated will interior reconstruction begin.

Proposed work includes:

- Removal of damaged drywall.
- Drying masonry walls.
- Mold remediation where necessary.
- Installation of new framing.
- Replacement of interior finishes.

The committee emphasized that repairing drywall before eliminating water intrusion would simply recreate the same problems.

Phase Four — Long-Term Access

Perhaps the most innovative aspect of the presentation involved maintenance access.

The north and west sides of the building border a retention pond.

This location significantly complicates future maintenance.

Traditional scaffolding and boom lifts become difficult, expensive, and potentially unsafe.

Rather than treating this as a temporary inconvenience, the committee proposed solving the access problem permanently.

Temporary Alternatives

Before discussing the permanent solution, two temporary options were reviewed.

Floating Work Barge

A floating work platform could provide temporary access for repairs.

Advantages include:

- Immediate availability.
- Suitable working surface.
- Minimal impact on surrounding landscaping.

Disadvantages include:

- High mobilization costs.
- Crane requirements.
- Repeated expense for future projects.

Estimated cost:

$20,000–30,000

per project.

Modular Floating Platform

A modular floating dock system offers another temporary alternative.

Individual sections could be assembled directly on the pond.

Estimated cost:

$18,000–30,000

Although somewhat more flexible than a barge, this solution also represents a recurring expense whenever exterior work is required.

A Permanent Solution

Proposed Maintenance Walkway

Rather than repeatedly renting temporary access systems, the committee proposed investigating construction of a permanent walkway along the rear of the building.

The proposed structure would serve multiple purposes.

Maintenance Access

Future contractors could erect scaffolding directly from the walkway rather than from floating platforms.

Routine maintenance would become substantially easier.

Cost Reduction

Although initial construction would require capital investment, eliminating repeated rental costs could reduce long-term maintenance expenses.

Worker Safety

Permanent access would reduce risks associated with working over water.

Resident Amenity

The committee also suggested that the walkway could double as a recreational feature offering views across Lake Polk.

Thus, an infrastructure improvement could simultaneously become a community amenity.

Cost Estimates

Preliminary planning estimates discussed during the meeting included:

Item	Estimated Cost
Alta Engineering Update	Up to $5,000
Walkway Design Engineering	Up to $8,000
Temporary Floating Access	$18,000–30,000
Temporary Work Barge	$20,000–30,000

Permanent Walkway	$35,000–55,000
Overall Building Repairs	Approximately $200,000+

The committee repeatedly emphasized that these figures represent planning estimates rather than construction bids.

Competitive bidding will determine actual project costs.

Why More Engineering?

Some residents questioned why additional engineering services were needed when Alta Engineering had already completed its original investigation.

The committee explained that the additional work serves several purposes.

It will:

- Finalize construction specifications.
- Evaluate improved building materials.
- Confirm waterproofing details.
- Reduce change orders during construction.
- Improve contractor bidding accuracy.

Given the anticipated construction budget, the committee argued that spending several thousand dollars on additional engineering is likely to reduce overall project costs.

Proposed Project Schedule

The committee presented a tentative roadmap.

Summer 2026

- Complete engineering revisions.
- Finalize repair specifications.

August 2026

- Present bid package to the Board.
- Authorize competitive bidding.

Fall 2026

- Begin exterior repairs.
- Initiate interior restoration.

2027

- Evaluate construction of the permanent maintenance walkway.

Resident Questions

Residents generally expressed appreciation for the unusually detailed engineering presentation.

Questions focused primarily on:

- Cost estimates.
- Building access.
- Window replacement.
- Hurricane protection.
- Long-term maintenance.

The committee emphasized that no major construction contracts will be awarded without further Board approval after competitive bids are received.

Editorial Perspective

The Arts & Crafts Building discussion represents an important milestone in Solivita's transition from developer ownership to homeowner stewardship.

Rather than applying temporary patches, the Board has chosen to approach the project using principles commonly employed in public-sector asset management:

- Diagnose root causes.
- Engage qualified engineers.
- Evaluate life-cycle costs.
- Consider long-term maintenance.
- Invest in durable solutions.

The proposed maintenance walkway exemplifies this philosophy.

Although initially conceived as a means of accessing the building for repairs, the concept evolved into an opportunity to improve future maintenance efficiency while simultaneously creating an additional resident amenity.

Whether the walkway ultimately proceeds remains uncertain.

However, the discussion itself demonstrates a broader change in governance: infrastructure decisions are increasingly being evaluated not only on immediate cost but also on their long-term operational value.

Key Takeaways

Infrastructure Issue	Current Status
Arts & Crafts Building	Closed due to water intrusion and mold concerns
Engineering Investigation	Completed by Alta Engineering
Root Cause	Building envelope failures and deteriorated sealants
Immediate Priority	Eliminate water intrusion before interior restoration
Estimated Repair Cost	Approximately $200,000 or more
Temporary Access	Floating barges or modular platforms under consideration
Long-Term Concept	Permanent maintenance walkway with potential resident use
Board Action	Additional engineering services approved

Chapter 7 – Resident Forum, Public Comment & Community Issues

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Resident Forum, Public Comment & Community Issues

Introduction

The Resident Comment Period serves a unique role in Association governance. Unlike committee reports or Board presentations, it provides homeowners with the opportunity to raise concerns, question Board decisions, offer suggestions, and place issues on the public record.

The comments presented during the July 21 meeting reflected a broad cross-section of community interests. Some residents focused on governance and procedural matters, while others raised practical concerns involving security, infrastructure, social clubs, traffic, and drainage.

Although opinions frequently differed, the discussion demonstrated an engaged membership actively participating in the governance of their community.

For clarity, this chapter groups comments by topic rather than by individual speaker.

Community Governance

The Gazebo Controversy

The most substantive governance discussion concerned the Board's earlier emergency removal of several deteriorated gazebos.

Residents did not generally dispute that the structures had become unsafe.

Instead, the discussion centered on **process**.

Several homeowners questioned whether:

- The emergency declaration had been properly documented.
- The Board possessed sufficient authority before demolition occurred.

- Ratification after demolition adequately addressed procedural requirements.
- Replacement of the gazebos should now be considered.

One resident argued that common-area improvements represent Association assets that should be maintained whenever practical rather than permanently removed.

Official Records

Questions were also raised concerning Board communications relating to the emergency decision.

Specifically, one resident requested access to email correspondence authorizing the demolition in order to compare the timing of those communications with the actual removal of the structures.

The Board advised that such requests should be submitted through the Association's Official Records process.

Because mediation concerning the matter was reportedly underway, further discussion was deferred.

Alcohol Policy & Club Operations

Financial Impact on Resident Clubs

The introduction of interim food and alcohol service policies generated significant discussion.

The Treasurer of the Solivita Social Dance Club explained that her organization intentionally operates as a low-cost activity designed to encourage broad resident participation.

Admission remains only:

$5 per person.

Following implementation of the new alcohol service requirements, however, the club reportedly experienced a loss of approximately:

$506

on a single dance.

The Treasurer expressed concern that the additional expense could make continued alcohol service financially unsustainable.

Operational Challenges

Several concerns extended beyond cost alone.

These included:

- Communication difficulties with the required catering provider.
- Scheduling issues.
- Food quality concerns.
- Administrative complexity.

Questions were also raised regarding the relationship between Castle Group and the approved caterer, with one resident expressing concern about the appearance of a potential conflict of interest.

No allegation of wrongdoing was made, but the comment reflected a desire for greater transparency regarding vendor selection.

Board Response

The Board explained that the interim policies were implemented following the amenities acquisition after Hampton Golf declined to continue restaurant operations under acceptable terms.

Management emphasized that:

- The arrangements are temporary.
- Resident feedback is welcomed.
- Procedures will continue to evolve.

Several Board members acknowledged the concerns expressed by club leaders and indicated that operational adjustments may occur as experience is gained.

Security & Access Control

Golf Course Gate

Residents raised concerns regarding a golf course access gate that had reportedly been left open during daylight hours.

Management explained that:

- The gate belongs to the golf course rather than the HOA.
- The gate had been damaged.
- Temporary operating procedures remain in place until repairs are completed.

The Board further explained that repeated misuse by golf carts had contributed to the damage.

Community Security

Although no immediate security threat was identified, residents expressed concern that damaged gates and open access points could permit unauthorized entry into the community.

Management agreed to inspect reported locations and determine responsibility for repairs.

Traffic Safety

Speeding

One resident described increasing traffic speeds following recent roadway resurfacing.

According to the resident, Lake Cassidy Drive has become a shortcut for traffic entering the community.

Concerns included:

- Excessive speed.
- Failure to stop at intersections.
- Near collisions.

The resident requested increased Sheriff's patrols and relocation of one of the portable speed display signs.

The Board referred the matter to the Security Committee for further review.

Infrastructure Concerns

Drainage

Standing water outside one resident's home became another topic of discussion.

The resident explained that water had accumulated for several years following heavy rainfall.

Although previous roadway improvements were expected to resolve the issue, the problem reportedly continues.

Management indicated that committee members would inspect the area after recent rains to determine whether drainage improvements are possible.

Financial Accountability

Several residents discussed the financial implications of the amenities acquisition.

One resident encouraged the Board to prioritize collection of outstanding Club assessments before considering future increases in homeowner fees.

The resident suggested that recovering delinquent assessments should reduce pressure on future budgets.

Additional requests were made for continued transparency regarding:

- Reserve funding.
- Acquisition expenses.
- Restaurant operations.
- Future financial planning.

The Board agreed that clear communication regarding major expenditures remains important as the community assumes responsibility for newly acquired assets.

The Arts & Crafts Building

Residents generally responded positively to the committee's detailed engineering presentation.

Questions focused primarily on:

- Construction cost estimates.
- Engineering assumptions.
- Window replacement.
- Long-term maintenance.

Several homeowners commented that the presentation provided a much clearer understanding of the project than would have been possible through routine meeting minutes alone.

One resident specifically encouraged the Board to provide similarly detailed presentations whenever major capital projects are considered.

Questions from Zoom Participants

Residents participating remotely also contributed questions.

Topics included:

- Insurance requirements for clubs.
- Cost estimates.
- Window specifications.
- Hurricane-resistant construction.
- Engineering assumptions.

The committee responded by emphasizing that:

- Preliminary cost estimates remain subject to competitive bidding.
- Engineering work continues.
- Final construction decisions have not yet been made.

A Community in Transition

Viewed collectively, the public comments reveal several recurring themes.

Residents appear primarily concerned with:

Transparency

Homeowners increasingly expect detailed explanations regarding:

- Major expenditures.
- Capital projects.
- Policy changes.
- Vendor relationships.

The Board's willingness to provide lengthy presentations suggests recognition of this expectation.

Fairness

Several comments reflected broader questions of fairness.

Examples included:

- Equal enforcement of assessment collections.
- Affordability of club activities.
- Consistent application of policies.
- Treatment of community assets.

Although opinions differed, residents generally framed concerns in terms of equitable treatment rather than personal preference.

Communication

Residents repeatedly expressed appreciation for detailed information.

This represents an important change from previous governance models.

Rather than simply announcing decisions, the Board increasingly explains:

- Why decisions are necessary.
- What alternatives were considered.
- How recommendations were developed.
- What future actions remain.

Editorial Perspective

The Resident Forum demonstrated the value of active homeowner participation.

Many comments challenged the Board's decisions.

Others supported them.

Still others simply requested additional information.

This diversity of opinion is characteristic of mature homeowner governance.

Perhaps the most notable aspect of the discussion was its focus.

Very few comments involved minor day-to-day complaints.

Instead, residents concentrated on broader issues affecting the future of the community:

- Governance.
- Infrastructure.
- Financial stewardship.
- Security.
- Club operations.
- Transparency.

These discussions suggest that residents increasingly view the Association not merely as a maintenance organization, but as the governing body responsible for protecting both their investment and their quality of life.

Key Themes from Resident Comments

Topic	Primary Concern	Board Response
Gazebo Removal	Governance and emergency authority	Formal records request process explained; matter noted as being in mediation.
Alcohol Policy	Increased costs for clubs	Interim policy acknowledged; feedback welcomed.
Dance Club	Event losses under new rules	Board recognized financial concerns and indicated procedures may evolve.
Security	Open golf course gate	Repair status explained; inspection and follow-up promised.
Traffic	Speeding on Lake Cassidy Drive	Referred to the Security Committee.
Drainage	Persistent standing water	Maintenance Committee to inspect.
Financial Management	Collection of delinquent assessments and transparency	Board reaffirmed commitment to collection efforts and financial reporting.
Arts & Crafts Building	Repair costs and engineering decisions	Additional engineering and competitive bidding approved before construction.

Conclusion

The Resident Forum underscored a central theme of the July 21 meeting: **the transition to homeowner governance is prompting greater engagement, higher expectations, and more substantive dialogue between the Board and the community**.

Rather than focusing solely on isolated maintenance issues, residents increasingly participated in discussions about governance, financial stewardship, infrastructure investment, and long-term planning. The Board's responses suggested a parallel commitment to greater transparency, more detailed explanations, and a willingness to incorporate community feedback as new policies are implemented.

Chapter 8 – Conclusions, Action Items & Appendices

Solivita Community Association
Board of Directors Meeting
July 21, 2026

Conclusions, Action Items & Appendices

Introduction

The July 21, 2026 Board Meeting represented more than a routine monthly business meeting. It illustrated the continuing evolution of Solivita from a developer-supported community to one fully governed and managed by its homeowners.

Nearly every agenda item reflected this transition.

The Board discussed engineering reports rather than cosmetic repairs.

Financial planning focused on long-term asset management rather than annual budgets.

Committee reports emphasized strategic planning rather than routine administration.

Resident comments centered on governance, transparency, accountability, and stewardship.

Collectively, the meeting demonstrated an Association adapting to significantly expanded responsibilities.

Executive Assessment

Several major themes emerged consistently throughout the meeting.

Financial Stewardship

The Board continues to place significant emphasis on maintaining financial stability while integrating the recently acquired amenities.

Positive operating performance, increasing investment income, and stronger-than-expected resale activity provide encouraging indicators.

At the same time, the Board acknowledged that collection of outstanding Club assessments remains essential to protecting homeowner-owned assets.

Infrastructure Investment

The Arts & Crafts Building discussion illustrated a philosophy of investing in permanent solutions rather than temporary repairs.

Rather than patching isolated leaks, the Board elected to pursue engineering analysis, improved construction techniques, and life-cycle planning.

This approach is likely to become increasingly common as additional community assets age.

Professional Management

Management reports throughout the meeting reflected increasing organizational maturity.

Weekly leadership meetings, internal promotions, engineering procurement, committee involvement, and standardized operational procedures all indicate an organization building systems intended to serve the community well beyond the current Board's term.

Resident Engagement

Perhaps the most encouraging aspect of the meeting was the level of resident participation.

Comments were generally thoughtful, informed, and focused upon community-wide issues rather than isolated personal concerns.

Residents demonstrated genuine interest in:

- Governance
- Financial accountability
- Infrastructure planning
- Community safety
- Operational transparency

This level of engagement is an important characteristic of successful homeowner governance.

Major Decisions

The Board approved or ratified several significant actions.

Financial

✔ Approved June Financial Reports.

✔ Continued integration of amenities accounting.

✔ Adopted unified collection policy covering both HOA and Club assessments.

✔ Authorized legal collection actions for delinquent accounts.

Governance

✔ Ratified emergency removal of unsafe gazebos.

✔ Continued Reserve Study procurement.

✔ Confirmed weekly executive coordination meetings.

Infrastructure

✔ Authorized additional Alta Engineering services.

✔ Approved engineering design work for the proposed maintenance walkway.

✔ Continued planning for Arts & Crafts Building restoration.

Operations

✔ Continued RFID implementation.

✔ Continued gate modernization.

✔ Continued community-wide landscape maintenance.

Action Items

The meeting generated a number of follow-up actions.

Board of Directors

- Review Reserve Study proposals after the August 4 submission deadline.
- Continue monitoring financial integration of acquired amenities.
- Review engineering recommendations for the Arts & Crafts Building.
- Consider future construction authorization after competitive bidding.
- Continue evaluating long-term maintenance access options.

Management

- Complete RFID reader adjustments at Bella Viana.
- Continue palm tree trimming program.
- Coordinate Monday leadership meetings.
- Monitor implementation of revised collection procedures.
- Continue operational integration of amenities.

Infrastructure Committee

- Meet with Alta Engineering.
- Finalize repair specifications.

- Prepare bid documents.
- Evaluate permanent walkway alternatives.
- Present recommendations to the Board.

Security Committee

- Review speeding concerns on Lake Cassidy Drive.
- Continue Sheriff's Office coordination.
- Monitor operation of upgraded gate systems.
- Follow up regarding damaged golf course access gate.

Landscape Committee

- Continue resident education regarding weed management.
- Monitor contract performance.
- Address reported landscape concerns after completion of maintenance cycles.

Timeline

Completed

June 26, 2026

- Amenities acquisition completed.

June 30, 2026

- Property transfer recorded.

July 2026

- RFID implementation underway.
- Gate modernization continues.
- Landscape maintenance ongoing.

August 2026

Expected activities include:

- Reserve Study proposals received.
- Engineering specifications finalized.
- Bid package preparation.
- Financial integration continues.

Fall 2026

Expected:

- Arts & Crafts Building bids.
- Exterior repair work.
- Interior restoration planning.
- Collection policy enforcement begins October 1.

2027

Potential activities:

- Permanent maintenance walkway.
- Long-term reserve implementation.
- Additional infrastructure renewal projects.

Summary of Board Motions

Motion	Result
Approval of Meeting Agenda	Approved unanimously
Approval of Previous Minutes	Approved
Approval of June Financial Reports	Approved
Extension of Collection Policy to Club Assessments	Approved

Ratification of Emergency Gazebo Removal	Approved
Authorization of Collection Actions	Approved
Alta Engineering Authorization	Approved
Walkway Engineering Authorization	Approved

Key Statistics

Item	Figure
Palm Trees	~9,700
Amenities Acquisition Loan	$13 million
Interest Earned (Operating)	~$19,000
Interest Earned (Reserve)	~$47,000
Additional Resale Revenue (June)	~$28,000
HOA Accounts Receivable	~$448,000
Allowance for Bad Debt	~$85,000
Estimated Outstanding Club Assessments	>$500,000
Estimated Arts & Crafts Repairs	~$200,000+

Strategic Themes

Throughout the meeting, five strategic priorities repeatedly emerged.

1. Protect Community Assets

Engineering, reserve planning, and maintenance decisions consistently emphasized preserving Association-owned facilities.

---

2. Strengthen Financial Discipline

Collection policies, loan management, and financial reporting all reflected increased emphasis on long-term fiscal stability.

---

3. Improve Operational Efficiency

Management continues standardizing procedures following the amenities acquisition.

---

4. Increase Transparency

Detailed engineering presentations and expanded committee reports demonstrate greater willingness to explain Board decisions.

---

5. Plan for the Future

Reserve studies, infrastructure planning, and engineering investigations indicate a governance philosophy focused on long-term stewardship rather than short-term maintenance.

Editor's Closing Observations

The July 21, 2026 Board Meeting may ultimately be remembered as one of the first meetings that fully reflected Solivita's transition into a mature, homeowner-governed community.

The tone of the meeting differed noticeably from many traditional HOA meetings.

Rather than concentrating on isolated maintenance issues or procedural matters, discussions centered on engineering, finance, governance, and strategic planning.

The Board demonstrated a willingness to rely upon professional expertise, communicate complex issues in detail, and make decisions intended to protect community assets over the long term.

Residents, for their part, participated actively and thoughtfully, raising questions that reflected a growing interest in accountability, transparency, and the stewardship of Association resources.

As Solivita continues to evolve, the themes discussed during this meeting—financial responsibility, infrastructure investment, operational professionalism, and resident engagement—are likely to shape the community's direction for many years.

Appendix A – Glossary

Facilities Condition Assessment (FCA): A professional evaluation of the condition and remaining useful life of community assets.

Reserve Study: A long-term financial planning tool used to estimate future repair and replacement costs and establish appropriate reserve funding.

Integrated Pest Management (IPM): An environmentally responsible approach to pest and weed control that combines monitoring, targeted treatment, and cultural practices.

RFID (Radio Frequency Identification): Electronic tags used to automate vehicle identification at community entrance gates.

LPR (License Plate Recognition): Camera-based technology that identifies authorized vehicles by reading license plates.

Appendix B – Acronyms

Acronym	Meaning
HOA	Homeowners Association
FCA	Facilities Condition Assessment
IPM	Integrated Pest Management
LPR	License Plate Recognition

RFID	Radio Frequency Identification

Final Remarks

This report has been prepared as a professionally edited narrative of the July 21, 2026 Solivita Community Association Board Meeting. It is intended to improve readability while preserving the substance of Board reports, motions, presentations, and resident comments. It should be read alongside the official Board-approved meeting minutes, which remain the Association's legal record of proceedings.

About the Editor

Mark Elliott, MA (Education), BSc (Engineering) is President of the British Isles Heritage Club in Solivita and has extensive professional experience in engineering, education, technical writing, and construction consulting. This publication was prepared to make complex Board proceedings more accessible to residents by organizing the meeting into thematic chapters while maintaining fidelity to the substance of the discussions.

Index

A

Access Control

- Entrance gate procedures, 6–8
- Gate arm operation, 7
- Golf course access gate, 117–118
- RFID vehicle access, 10–11
- Tailgating policy, 7–9

Accounts Receivable

- HOA assessments, 49
- Bad debt allowance, 49
- Club assessments, 53–58

Alcohol Policy

- Interim procedures, 31–35
- Florida licensing requirements, 34
- Food service requirements, 34
- Resident comments, 112–116

Alta Engineering

- Building investigation, 90–92
- Additional engineering authorization, 101
- Window specifications, 95
- Waterproofing recommendations, 92–94

Amenities Acquisition

- Financial integration, 50–52
- Loan financing, 52–53
- Operational integration, 14–15
- Strategic significance, 2–4

Arts & Crafts Building

- Building closure, 86
- Engineering investigation, 90–92
- Interior damage, 87–89
- Mold remediation, 96
- Water intrusion, 88–92
- Window replacement, 94–95
- Walkway proposal, 98–101

B

Board Actions

- Collection policy, 58–60
- Engineering approvals, 101
- Gazebo ratification, 79
- Motions summary, 150

Broadleaf Weeds

- Control methods, 67–69

C

Castle Group

- Financial management, 52
- Event management, 35
- Amenities administration, 14

Club Assessments

- Collection policy, 55–60
- Delinquent accounts, 53–56
- Grace period, 58
- Resident comments, 120

Committee Reports

- Finance Committee, 45
- Infrastructure Committee, 84
- Landscape Committee, 64
- Security Committee, 27

D

Dance Club

- Financial losses, 113–115

Dollarweed

- Biology, 69–71
- Control methods, 71

Drainage

- Resident concerns, 119

E

Engineering

- Alta Engineering, 90
- Facilities Condition Assessment, 38
- Reserve Study, 38–41

F

Facilities Condition Assessment

- Procurement, 38–40
- Purpose, 40–41

Finance

- Expenses, 48
- Interest income, 47
- Revenue, 46

Florida Law

- Alcohol service, 34
- HOA collections, 58

G

Gate Arms

- Damage costs, 7
- Safety procedures, 8

Gate Security

- License Plate Recognition, 9
- Tailgating, 7–9

Gazebos

- Emergency removal, 79
- Resident comments, 109–112

H

Home Resales

- Financial impact, 46

I

Infrastructure

- Capital planning, 83–102
- Long-term maintenance, 98–101

Integrated Pest Management (IPM)

- Definition, 72
- Environmental stewardship, 72–73

J

Juniper Landscaping

- Landscape presentation, 64–78
- Weed management, 66–75

L

Lake Cassidy Drive

- Speeding concerns, 118

Landscape Management

- Contract limitations, 74
- Palm tree maintenance, 6
- Weed control, 66–75

Loan

- $13 million acquisition loan, 52

M

Management Report

- Amenities integration, 14
- Gate operations, 6–11
- Palm tree maintenance, 5–7

- Staffing, 13

Mold

- Arts & Crafts Building, 91
- Remediation strategy, 96

P

Palm Trees

- Community inventory, 5
- Maintenance schedule, 5–7

Permanent Walkway

- Cost estimates, 100
- Purpose, 98–100

R

Reserve Study

- Procurement process, 38–40
- Strategic planning, 40–41

Resident Comments

- Alcohol policy, 113–116
- Drainage, 119
- Gazebos, 109–112
- Security, 117
- Speeding, 118

RFID

- Vehicle access system, 10–11

S

Security Committee

- Sheriff's patrols, 27
- Traffic studies, 29
- West Gate improvements, 29

Sheriff's Office

- Patrol statistics, 27

Speeding

- Lake Cassidy Drive, 118

T

Tailgating

- Gate procedures, 7–9

Taylor Morrison

- Amenities transfer, 50
- Transition to homeowner control, 2, 82

W

Walkway

- Permanent maintenance access, 98–100

Water Intrusion

- Arts & Crafts Building, 88–94

Weed Management

- Broadleaf weeds, 67
- Grassy weeds, 68
- Sedges, 68
- Weed seed bank, 70

Windows

- Replacement strategy, 94–95

Z

Zoom Participants

- Resident questions, 122–123